# STEVE BURNSTEAD CONSTRUCTION, LLC ISSAQUAH, WASHINGTON

VERTICAL DATUM

ORIGINATING BENCHMARK

GNSS-WSRN OBSERVATIONS.

## BASIS OF BEARINGS

NAD83(91) WASHINGTON STATE PLANE NORTH ZONE-4601. NO2°02'13"E BETWEEN THE FOUND EAST QUARTER CORNER AND NORTHEAST CORNER OF SECTION 29-24-6.

#### REFERENCES

1. ISSAQUAH VIEW PLAT RECORDED UNDER KING COUNTY RECORDING NUMBER 20111013000391.

#### LEGAL DESCRIPTION

LOT 1. CITY OF ISSAQUAH BOUNDARY LINE ADJUSTMENT NUMBER LLAOO—02EV, RECORDED UNDER RECORDI NUMBER 20010619900001; SAID LOT LINE ADJUSTMENT BEING A PORTION OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 24 NORTH, RANGE 6 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON, LYING WESTERLY OF RENTON ISSAQUAH ROAD; EXCEPT THAT PORTION CONVEYED TO THE STATE OF WASHINGTON, DEPARTMENT OF TRANSPORTATION, UNDER KING COUNTY RECORDING NO.

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

## RESTRICTIONS

- 1. THIS SITE IS SUBJECT TO AN EASEMENT GRANTED TO THE STATE OF WASHINGTON, DEPARTMENT OF TRANSPORTATION FOR CONSTRUCTING AND MAINTAINING SUBTERRANEAN TIEBACKS AS DISCLOSED BY INSTRUMENT RECORDED UNDER KING COUNTY RECORDING NUMBER 20071114000735. (SHOWN HEREON.
- 2. THIS SITE IS SUBJECT TO A TEMPORARY EASEMENT GRANTED TO THE STATE OF WASHINGTON, DEPARTMENT OF TRANSPORTATION FOR WORK AREA AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NUMBER 20071114000736. (EASEMENT TERMINATED DECEMBER 31, 2012.)
- 3. THIS SITE IS SUBJECT TO AN EASEMENT GRANTED TO THE STATE OF WASHINGTON, DEPARTMENT OF TRANSPORTATION FOR CONSTRUCTING AND MAINTAINING SUBTERRANEAN TIEBACKS AS DISCLOSED BY INSTRUMENT RECORDED UNDER KING COUNTY RECORDING NUMBER 20100129000219. (SHOWN HEREON)
- 4. THIS SITE IS SUBJECT RESERVATIONS AND RECITALS CONTAINED IN DEED (MINERAL RIGHTS) AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NUMBER 1546294. (NOTED HERE)
- 5. THIS SITE IS SUBJECT TO COVENANTS, CONDITIONS, RESTRICTIONS, RECITALS, RESERVATIONS, EASEMENTS, EASEMENT PROVISIONS. DEDICATIONS. BUILDING SETBACK LINES. NOTES AND STATEMENTS. IF ANY AS DISCLOSED IN CITY OF ISSAQUAH BOUNDARY LINE ADJUSTMENT NUMBER LLAOO—02EV , RECORDED UNDER KING COUNTY RECORDING NUMBER 20010619900001. (NOTED HERE)
- 14. THIS SITE IS SUBJECT TO ANY RIGHTS. INTERESTS. OR CLAIMS WHICH MAY EXIST OR ARISE BY REASON OF AN ENCROACHMENT OF ACCESS ROAD OVER A NORTHERLY PORTION OF THE PREMISES AS DISCLOSED BY PLAT RECORDED UNDER KING COUNTY RECORDING NUMBER 20111013000391.

# **NOTES**

- ALL TITLE INFORMATION SHOWN ON THIS MAP HAS BEEN EXTRACTED FROM CHICAGO TITLE INSURANCE COMPANY COMMITMENT NUMBER 0084491-04 DATED OCTOBER 24, 2016. IN PREPARING THIS MAP. CORE DESIGN, INC. HAS CONDUCTED NO INDEPENDENT TITLE SEARCH NOR IS CORE DESIGN, INC. AWARE OF ANY TITLE ISSUES AFFECTING THE SURVEYED PROPERTY OTHER THAN THOSE SHOWN ON THE MAP AND DISCLOSED BY THE REFERENCED CHICAGO TITLE COMMITMENT. CORE DESIGN, INC. HAS RELIED WHOLLY ON CHICAGO TITLE'S REPRESENTATIONS OF THE TITLE'S CONDITION TO PREPARE THIS SURVEY AND THEREFORE CORE DESIGN, INC. QUALIFIES THE MAP'S ACCURACY AND COMPLETENESS TO THAT
- 2. THIS SURVEY REPRESENTS VISIBLE PHYSICAL IMPROVEMENT CONDITIONS EXISTING ON AUGUST 1, 2019. ALL SURVEY CONTROL INDICATED AS "FOUND" WAS RECOVERED FOR THIS PROJECT IN JULY, 2019.
- 3. PROPERTY AREA =  $249,629\pm$  SQUARE FEET (5.7307 $\pm$  ACRES).
- 4. ALL DISTANCES ARE IN US FEET AT GROUND LEVEL.
- 5. CONTOUR INTERVAL = 2 FEET.
- 6. ELEVATION AND/OR CONTOUR INFORMATION SHOWN HEREON IS GENERATED FROM DIRECT FIELD OBSERVATION. SAID INFORMATION MEETS US NATIONAL MAPPING STANDARDS AND IS ACCURATE TO WITHIN ONE-HALF THE CONTOUR INTERVAL.
- 7. BOUNDARY INFORMATION SHOWN HEREON IS DERIVED FROM OBSERVATION OF CONTROLLING MONUMENTATION AND INTERPRETATION OF RECORD DESCRIPTIONS AND OTHER EVIDENCE. TOPOGRAPHIC INFORMATION SHOWN HEREON IS RELATED TO THE BOUNDARY BY DIRECT FIELD OBSERVATION FROM CONTROLLING MONUMENTATION.
- 8. THIS IS A COMBINED FIELD TRAVERSE AND GPS/GNSS SURVEY. A THREE SECOND COMBINED ELECTRONIC TOTAL STATION AND GPS/GNSS UNIT WITH OPUS/WSRN CORRECTIONS WERE USED TO MEASURE THE ANGULAR AND DISTANCE RELATIONSHIPS BETWEEN THE CONTROLLING MONUMENTATION AS SHOWN. CLOSURE RATIOS OF THE TRAVERSE MET OR EXCEEDED THOSE SPECIFIED IN WAC 332-130-090. ALL MEASURING INSTRUMENTS AND EQUIPMENT ARE MAINTAINED IN ADJUSTMENT ACCORDING TO MANUFACTURER'S SPECIFICATIONS.
- 9. UTILITIES OTHER THAN THOSE SHOWN MAY EXIST ON THIS SITE. ONLY THOSE UTILITIES WITH EVIDENCE OF THEIR INSTALLATION VISIBLE AT GROUND SURFACE OR AS MARKED BY 811 OR OTHER UTILITY LOCATING PROVIDERS ARE SHOWN HEREON. UNDERGROUND UTILITY LOCATIONS SHOWN ARE APPROXIMATE ONLY. UNDERGROUND CONNECTIONS ARE SHOWN AS STRAIGHT LINES BETWEEN SURFACE EVIDENCE OF UTILITY LOCATIONS BUT MAY CONTAIN BENDS OR CURVES NOT SHOWN. SOME UNDERGROUND LOCATIONS SHOWN HEREON MAY HAVE BEEN TAKEN FROM PUBLIC RECORDS. CLIENT UNDERSTANDS THAT CORE DESIGN ASSUMES NO LIABILITY FOR THE ACCURACY OF PUBLIC RECORDS OR PAINTED UTILITY LOCATIONS.

#### SITE INFORMATION

DRAINAGE BASIN GROSS SITE AREA

DEVELOPABLE SITE AREA DEVELOPED SITE AREA IMPERVIOUS SURFACE

PERVIOUS SURFACE REQUIRED SETBACKS

PARKING REQUIRED

ALLOWED DENSITY

LAND USE PERMITTED

LAND USE PROPOSED ASSESSOR'S PARCEL NUMBERS

TOTAL NUMBER OF PROPOSED UNITS

UTILITY PURVEYORS SANITARY SEWER STORM DRAINAGE TELEPHONE **POWER** 

CABLE TV OTHER SERVICES SCHOOL DISTRICT

FIRE PROTECTION

TALUS 5.37 ACRES (249,629 SF)

2.36 ACRES (102,876 SF) 1.43 ACRES 70% OF THE DEVELOPED SITE

30% OF THE DEVELOPED SITE

48 STALLS (56 PROVIDED)

UVSF-1 (URBAN VILLAGE SINGLE FAMILY, ZONING

CAP 1 DWELLING UNIT PER LOT)

24 UNITS (PER TALUS MASTER DEVELOPMENT AGREEMENT)

SINGLE FAMILY RESIDENTIAL

RESIDENTIAL 292406-9052

CITY OF ISSAQUAH CITY OF ISSAQUAH CITY OF ISSAQUAH QWEST COMMUNICATIONS PUGET SOUND ENERGY

PUGET SOUND ENERGY COMCAST

> ISSAQUAH SCHOOL DIST. 411 EASTSIDE FIRE AND RESCUE

## SOIL TYPE

PER THE GEOTECHNICAL REPORT COMPLETED ABPB CONSULTING ON OCTOBER 1, 2020: OUR FIELD EXPLORATION INDICATES THE SITE IS GENERALLY UNDERLAIN BY MEDIUM DENSE SILTY SANDS FOLLOWED BY A LAYER OF DENSE GLACIAL TILL-LIKE MATERIAL ALONG THE RIDGE AREA WHERE THE DEVELOPMENT WILL OCCUR. SOME AREAS OF LOOSER SILTY SOILS UNDERLIE THE LOWER EASTERN SECTION OF THE DEVELOPMENT.

## EXISTING VEGETATION

## **DENSITY CALCULATIONS**

24 SINGLE FAMILY HOMES PER THE TALUS MASTER DEVELOPMENT AGREEMENT

# OPEN SPACE/REC SPACE CALCULATIONS

#### REQUIRED PERMITS

SITE WORK PERMIT NPDES PERMIT RIGHT OF WAY USE PERMIT

#### **OWNER**

STEVE BURNSTEAD CONSTRUCTION. LLC 11980 NE 24TH STREET, SUITE 200 BELLEVUE, WA 98005 (425)454-1900 EXT. 218 CONTACT: LEO SUVER LEO@BURNSTEAD.COM

## ENGINEER/SURVEYOR LANDSCAPE ARCHITECT

CORE DESIGN, INC. 12100 NE 195TH ST., SUITE 300 (425) 885-7877 ENGINEER: SHERI MURATA, P.E.; SHM@COREDESIGNINC.COM SURVEYOR: ROBERT WEST, P.L.S.; RDW@COREDESIGNINC.COM LANDSCAPE ARCHITECT: LINDSEY SOLORIO, P.L.A.; LBA@COREDESIGNINC.COM

## GEOTECHNICAL/EARTH SCIENCES

ABPB CONSULTING 11251 - 120THH AVE NE, # 209 P.O. BOX 3239 KIRKLANDM WA 98083 CONTACT: ANIL BUTAIL, P.E.

## **ARBORIST**

LONNSON ARBOR CARE 2619 169TH STREET SE BOTHELL, WA 98012 (425) 891–1741 CONTACT: LONNIE OLSON LONNSON@JUNO.COM

## TRAFFIC ENGINEER

11400 8TH STREET. SUITE 200 BELLEVUE, WA 98004 (425) 250-0581 CONTACT: JEFF SCHRAMM SCHRAMM@TENW.COM

# WETLAND CONSULTANT

TALASAEA CONSULTANTS, INC. 15020 BEAR CREEK ROAD NE WOODINVILLE, WA 98077 (425) 861-7550 CONTACT: ANN OLSEN AOLSEN@TALASAEA.COM

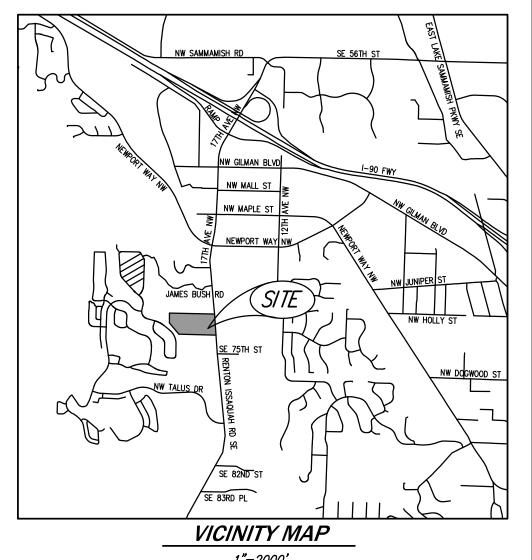
#### SHEET INDEX

TITLE SHEET C1.02 C4.01-C4.03 PRELIMINARY ROAD PROFILES PRELIMINARY ROAD SECTIONS

PRELIMINARY LANDSCAPE PLAN

BOUNDARY AND TOPOGRAPHIC SURVEY PRELIMINARY GRADING AND UTILITY PLAN

PRELIMINARY TREE RETENTION PLAN PRELIMINARY LANDSCAPE PLAN & PLANT SCHEDULE PRELIMINARY LANDSCAPE DETAILS & NOTES



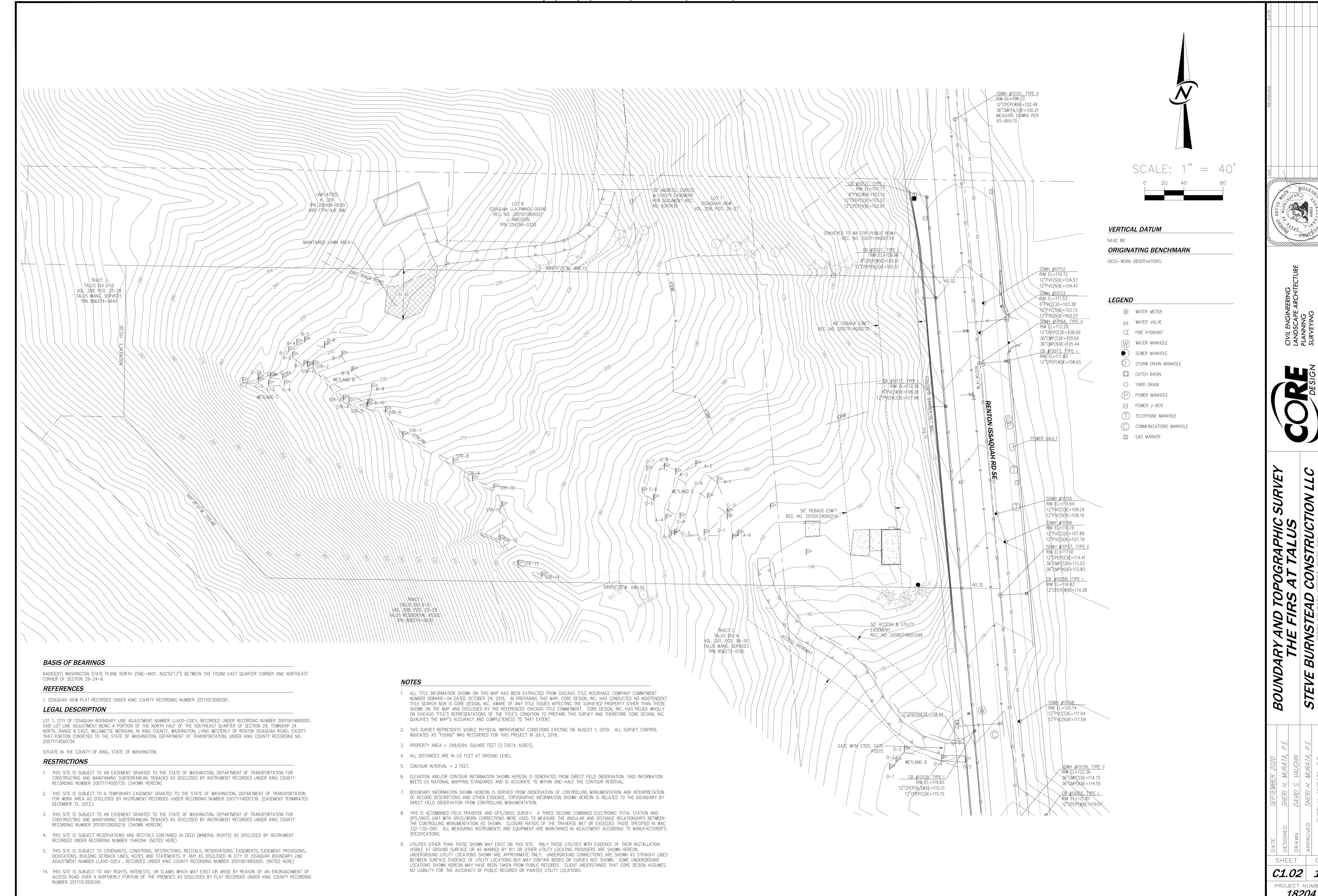
PERMIT NO. PP20-00000

PROJECT NUMBER *18204* 

C1.01 | 15

SHEET

A SI OF



SHEET C1.02 15

PROJECT NUMBER *18204* 

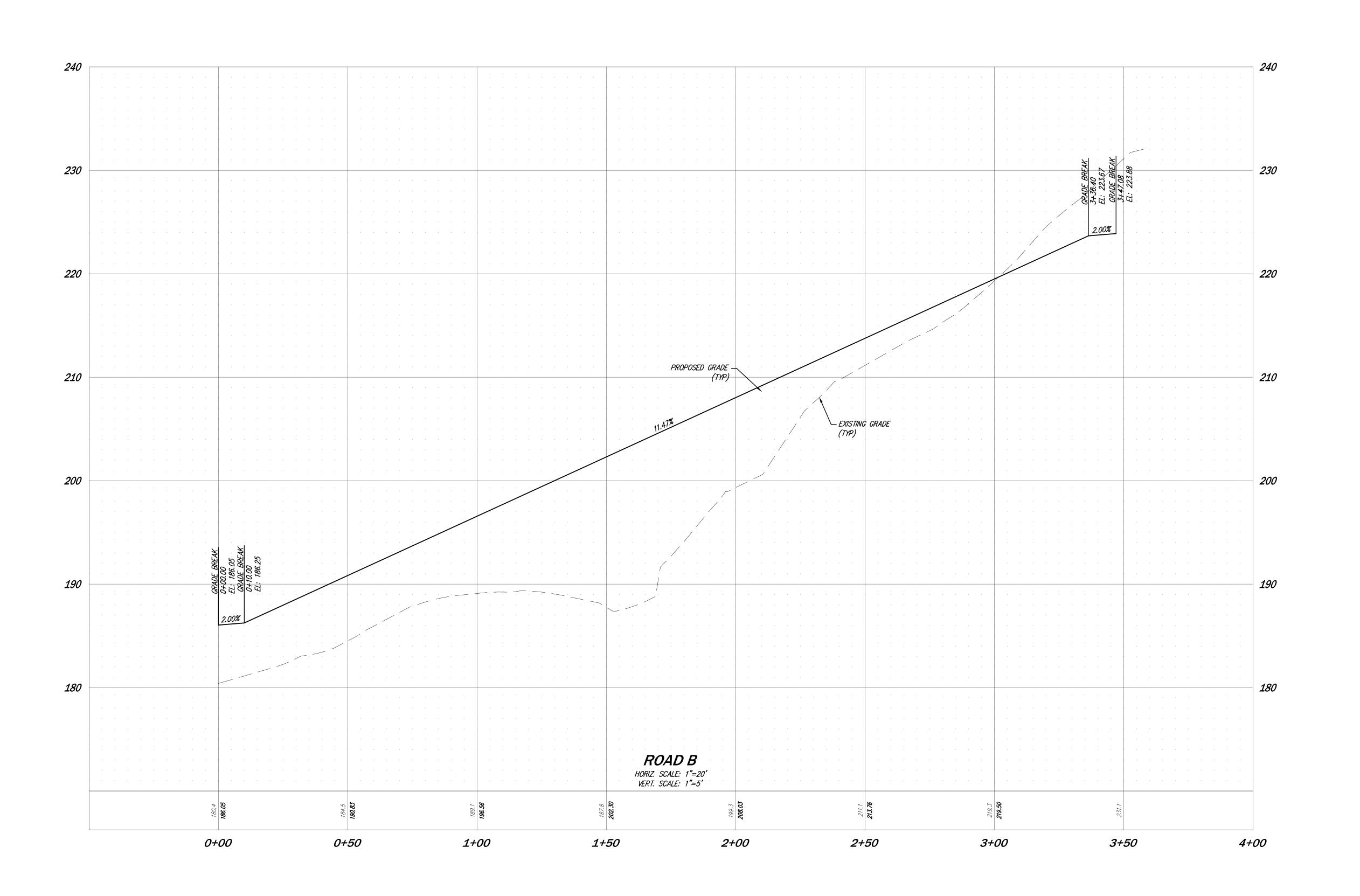
16/2020 3:21 PM J. | 2018 | 18204 | ENGINEERING | PRELIMINARY | SHEETS | 18204 C400.DV





PRELIMINARY GRADING AND UTILITIES
THE FIRS AT TALUS
STEVE BURNSTEAD CONSTRUCTION LLC

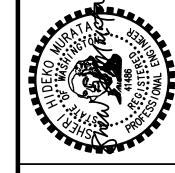
C4.03 15 PROJECT NUMBER
18204

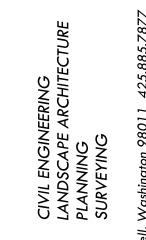


NO. REVISIONS

INC. TO SERVISIONS

INC. TO SER







PRELIMINARY ROAD PROFILES
THE FIRS AT TALUS
STEVE BURNSTEAD CONSTRUCTION LLC

NED SHER! H. MURATA, P.E.

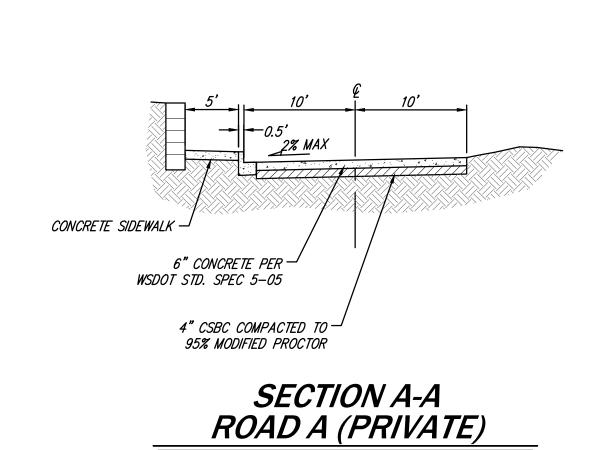
N DAVID S. VAUGHN

OVED SHER! H. MURATA, P.E.

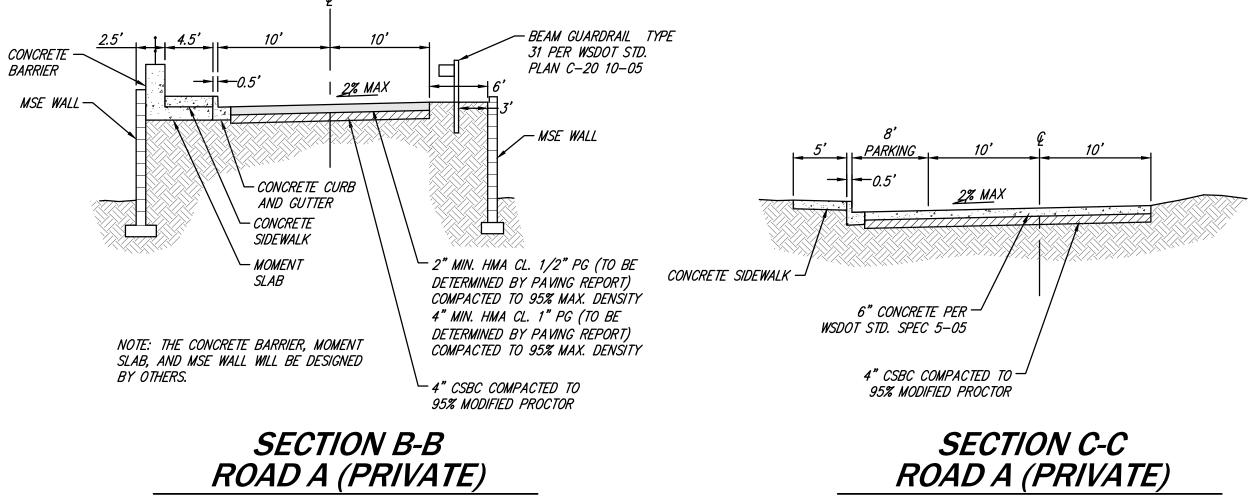
SHER! H. MURATA, P.E.

C4.23 15

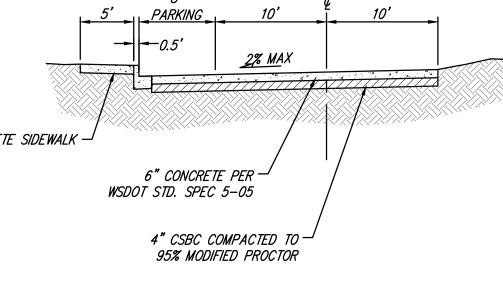
PROJECT NUMBER
18204

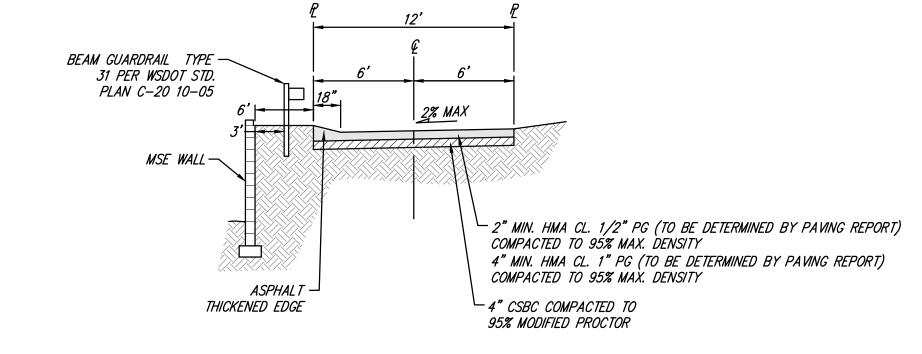


NO SCALE



NO SCALE





SECTION C-C ROAD A (PRIVATE)

NO SCALE

SECTION D-D ROAD B (PRIVATE)

NO SCALE



C4.31 15 PROJECT NUMBER
18204



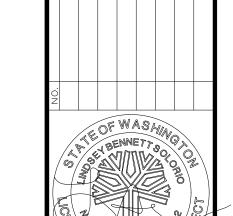
Tree Number	Tree Species	Diamter at Standard Height	Limits of Disturban
8028	Red Cedar	22"	18'
8029	Red Cedar	23.1"	18'
8040 8041	Big Leaf Maple Red Cedar	14.5" 26.4"	12' 22'
8042	Big Leaf Maple	19.2"	16'
8043	Katsura	21.3"	18'
8067	Sycamore	45.2"	35'
8089	Black Walnut	35.8"	28'
8102 8145	Red Cedar Red Cedar	30.1" 10.9"	25' 8'
8153	Alder	8"	<u>8</u> 14'
8159	Deciduous	16"	20'
8163	Apple	7.3"	6'
8224	Western Hemlock	6.8"	6'
8225	Big Leaf Maple	12.2"	10'
8226	Big Leaf Maple	39" 24"	32'
8227 8229	Red Cedar Douglas Fir	36.2"	20' 30'
8232	Big Leaf Maple	6.7"	6'
8233	Big Leaf Maple	8.8"	6'
8234	Big Leaf Maple	7.5"	6'
8235	Maple	10"	12'
8236	Western Hemlock	6.8"	6'
8248	Douglas Fir	39.6"	32'
8249 8250	Big Leaf Maple Red Cedar	32.8" 18.4"	26' 15'
8287	Big Leaf Maple	36.6	30
8308	Big Leaf Maple	19.5"	16'
8309	Big Leaf Maple	35"	30'
8310	Big Leaf Maple	11.5"	9'
8311	Big Leaf Maple	20.8"	16'
8314	Red Cedar	50.7"	38'
8315 8317	Big Leaf Maple Douglas Fir	21.7" 30.1"	18' 25'
8318	Red Cedar	30"	25'
8320	Western Hemlock	12"	10'
8322	Red Cedar	35"	30'
8323	Red Cedar	38"	30'
8324	Douglas Fir	28.8"	24'
8325	Red Cedar	31.4"	26'
8326 8327	Red Cedar Red Cedar	34.5" 29.5"	28' 25'
8329	Douglas Fir	34"	28'
8330	Red Cedar	43.5"	35'
8331	Red Cedar	32.1"	26'
8333	Red Cedar	14.9"	12'
8335	Big Leaf Maple	23.3"	20'
8337 8338	Red Cedar Big Leaf Maple	16.2" 27.4"	12' 24'
8339	Big Leaf Maple	25.8"	20'
8340	Big Leaf Maple	31.6"	26'
8342	Douglas Fir	34.5"	30'
8344	Red Cedar	23.8"	20'
8350	Big Leaf Maple	29.8"	25'
8352	Western Hemlock	6"	6'
8394 8395	Red Cedar Douglas Fir	40.2" 45.5"	30' 35'
8396	Douglas Fir	24"	20'
8397	Douglas Fir	33.3"	28'
8400	Douglas Fir	45.5"	35'
8401	Douglas Fir	38"	30'
8403	Douglas Fir	37"	30'
8404	Douglas Fir	31.3"	26' 28'
8408 8409	Big Leaf Maple Big Leaf Maple	33.6" 9.7"	28' 8'
8410	Марle Мар	8"	 15'
8411	Big Leaf Maple	18.9"	16'
8412	Douglas Fir	44.8"	35'
8413	Big Leaf Maple	24"	20'
8416	Douglas Fir	41.7"	30'
8417 8418	Big Leaf Maple Big Leaf Maple	25.2" 27"	22' 22'
8422	Maple Maple	7"	20'
8427	Big Leaf Maple	16.6"	12'
8429	Western Hemlock	7.9"	6'
8431	Big Leaf Maple	6"	6'
8432	Red Cedar	6.5"	6'
8434	Red Cedar	7.8"	6'
8438	Big Leaf Maple	7"	6'
8443 8444	Maple Big Leaf Maple	16" 16.5"	30' 14'
8445	Big Leaf Maple	16.2"	14 14'
8446	Big Leaf Maple	13"	10'
8447	Big Leaf Maple	19.5"	16'
8450	Big Leaf Maple	20"	16'
8452	Big Leaf Maple	20.5"	18'
8453	Big Leaf Maple	8"	6'
8454	Big Leaf Maple	21"	18'
8455	Big Leaf Maple	16.6"	14'
8485 8487	Red Alder Red Alder	8" 14"	10' 11'
8487 8488	Red Alder Red Cedar	15.9"	11 <sup>-</sup>
<b>→</b> -00	nea ceual	+	
8498	Red Alder	10.5"	8'

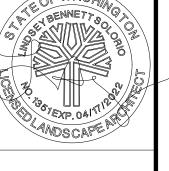
## TREES TO BE RETAINED

Tree Number	Tree Species	Diameter at Standard	Limits of Disturbanc
	A.cataiaa Dina		
8033	Austrian Pine	16.5"	14'
8069	Beech	37"	30'
8070/4009	Lawson Cypress	13"	12'
8088	Lawson Cypress	22.1"	18'
8104	Lawson Cypress	27.6"	22'
8105	Japanese Maple	11"	8'
8106	Beech	34.5"	28'
8108	Red Alder	11.3"	10'
8110	Red Alder	8.4"	8'
8111	Ginkgo Biloba	14"	12'
8125	Red Alder	18"	16'
8127	Red Alder	9"	8'
8204	Big Leaf Maple	20.5"	18'
8205	Western Hemlock	15.5"	14'
8207	Western Hemlock	9.5"	8'
8214	Big Leaf Maple	19.1"	16'
8566	Maple	21"	24'
8567	Maple	8"	18'
8568	Maple	19"	20'
8569	Maple	14"	16'
8572	Maple	21"	20'
8574	Maple	12"	25'
8575	Maple	7"	22'
8591	Maple	35"	30'

## NOTES

- FOR TREE INVENTORY AND DATA SHEETS, REFER TO "ARBORIST REPORT" BY LONNSON ARBOR CARE.
- 2. DEAD, UNHEALTHY, AND INSIGNIFICANT TREES ARE EXEMPT FROM COUNTS.







PRELIMINARY TREE RETENTION PLAN
THE FIRS AT TALUS
STEVE BURNSTEAD CONSTRUCTION LLC

SHEET OF

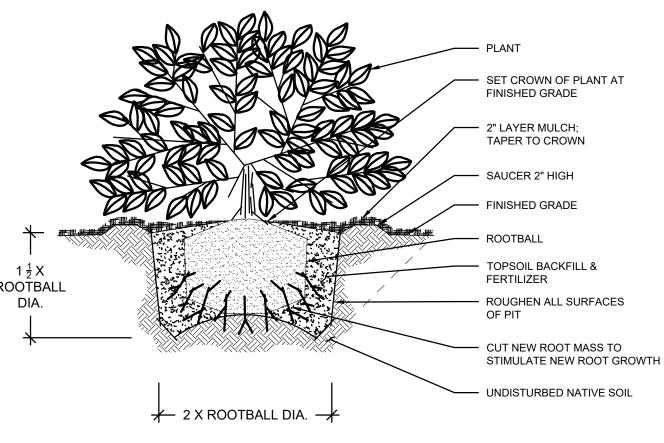
L1.02 15

PROJECT NUMBER

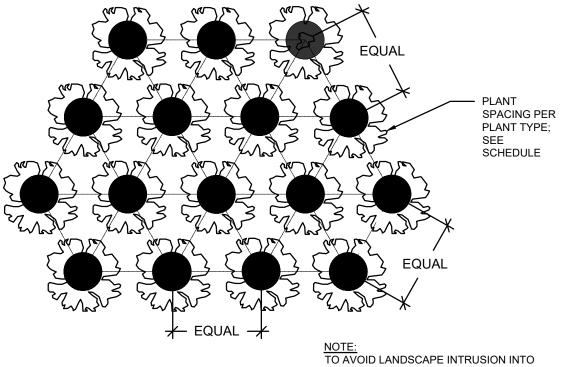
18204

11/16/2020 2:13 PMJ:\2018\18204\LANDSCAPE\PRELIMINARY\SHEFTS\18204 L2.01-L2.03.DWG

18204



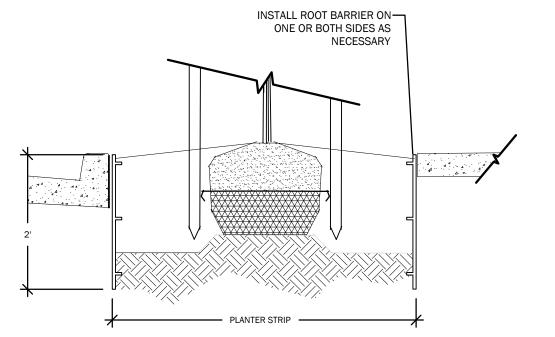
FINISHED GRADE TOPSOIL BACKFILL & FERTILIZER - CUT NEW ROOT MASS TO STIMULATE NEW ROOT GROWTH - UNDISTURBED NATIVE SOIL 2 X ROOTBALL DIA.



PATHS, THE FOLLOWING PLANTING SPACING OFF-SETS FROM EDGE OF ALL PATHS, DRIVES, ACCESS ROUTES, ETC. SHALL BE MET: **GROUND COVER: 18"** SMALL SHRUBS (UNDER 3' TALL): 30" MEDIUM SHRUBS (FROM 3' TALL TO 6'): 42" LARGE SHRUBS (OVER 6' TALL): 48"

DETAIL: PLANTING GROUNDCOVER

DETAIL: PLANTING GROUNDCOVER SPACING



1. INSTALL PRODUCT PER MANUFACTURER'S SPECIFICATIONS. 2. INSTALL PRODUCT A MINIMUM OF 3' BEYOND CENTER OF TREE IN EACH DIRECTION PARALLEL TO UTILITY LINE. 3. ALL TREES LOCATED WITHIN CLOSE PROXIMITY TO UTILITIES TO RECEIVE ROOT BARRIER.

> DETAIL: ROOT BARRIER NOT TO SCALE

**GENERAL LANDSCAPE NOTES** 

1.) THE LANDSCAPE CONTRACTOR MUST BE LICENSED AND OR BONDED. CONTRACTOR MUST BE EXPERIENCED IN LANDSCAPE WORK OF THE BEST TRADE PRACTICES AND HAVE THE NECESSARY EQUIPMENT AND PERSONNEL TO

2.) THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR FAMILIARIZING HER/HIMSELF WITH THE SITE AND ALL OTHER SITE IMPROVEMENTS PRIOR TO THE START OF LANDSCAPE WORK.

2" LAYER OF MULCH; TAPER TO

3.) THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES AND USE CAUTION WHILE EXCAVATING IN ORDER TO AVOID DISTURBING ANY EXISTING UTILITIES. THE LANDSCAPE CONTRACTOR WILL PROMPTLY NOTIFY THE GENERAL CONTRACTOR AND OWNER OF ANY CONFLICTS. IN THE EVENT OBSTRUCTIONS ARE ENCOUNTERED DURING PLANTING ACTIVITIES, ALTERNATIVE LOCATIONS MAY BE SELECTED BY THE OWNER'S

4.) THE LANDSCAPE CONTRACTOR SHALL COORDINATE ALL WORK RELATED TO OTHER TRADES AS REQUIRED

5.) THE LANDSCAPE CONTRACTOR SHALL PROVIDE ALL PLANTS OF THE CORRECT SIZE, SPECIES VARIETY, QUANTITY AND QUALITY AS SPECIFIED ON PLANT SCHEDULE AND SYMBOLS ON LANDSCAPE PLAN. IF UNAVAILABLE, THE LÁNDSCAPE CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE IMMEDIATELY AND PROVIDE THE NAMES AND TELEPHONE NUMBERS OF THREE NURSERY SUPPLIERS OR PLANT BROKERS THAT HAVE BEEN CONTACTED. SUBSTITUTIONS SHALL ONLY BE MADE UPON THE APPROVAL OF THE OWNER'S REPRESENTATIVE OR LANDSCAPE ARCHITECT.

6.) ALL PLANT MATERIAL SHALL BE INSPECTED AND APPROVED BY THE OWNER'S REPRESENTATIVE PRIOR TO PLANTING. ALL PLANT MATERIAL SHALL CONFORM TO THE LATEST EDITION OF AMERICAN STANDARD FOR NURSERY STOCK

PUBLISHED BY THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION (ANSI Z60.1) 7.) THE LANDSCAPE CONTRACTOR SHALL DELIVER, MAINTAIN AND WATER PLANT MATERIAL UNTIL OWNERS FINAL ACCEPTANCE IS RECEIVED.

8.) THE LANDSCAPE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PROTECT ALL PROPERTY, INCLUDING PAVEMENT, WALKWAYS, CURBS, FENCING, STRUCTURES, ETC.. DURING CONSTRUCTION.

9.) THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR KEEPING INFORMED OF ALL EXISTING CODES, LAWS AND ORDINANCES RELATING TO THE WORK REQUIRED ON SITE, AND SHALL COMPLY ACCORDINGLY.

10.) THE LANDSCAPE CONTRACTOR SHALL COORDINATE WITH THE GENERAL CONTRACTOR TO ASSURE PROPER SUBGRADES ARE MET, WHICH SHALL BE 9" IN LAWN AREAS AND 11" ALL PLANTING BEDS (SEE SOIL AMENDMENT NOTES

11.) THE LANDSCAPE CONTRACTOR SHALL SUBMIT THREE REPRESENTATIVE SOIL SAMPLES TO THE OWNER'S REPRESENTATIVE FOR TESTING BY AN APPROVED SOIL TESTING LABORATORY. AMENDMENTS SHALL BE ADDED TO THE SOIL MIX AS RECOMMENDED BY SOIL TESTING LAB.

12.) THE LANDSCAPE CONTRACTOR SHALL RAKE PREPARED AREAS AND REMOVE ANY ROCK OR DEBRIS OVER 1". ALL LAWN AREAS SHALL BE ROLLED TO PROVIDE A FIRM, SMOOTH SURFACE FREE OF DIVOTS OR MOUNDS.

13.) THE LANDSCAPE CONTRACTOR SHALL SET FINISHED AMENDED SOIL DEPTH BELOW EDGE OF HARDSCAPE ELEMENTS PRIOR TO MULCH AND/OR SOD INSTALLATION. GRADES SHALL BE SET 3" BELOW ADJACENT HARDSCAPE SURFACES FOR PLANTING BEDS AND 1" BELOW FOR LAWN AREAS.

14.) THE LANDSCAPE CONTRACTOR SHALL PROVIDE A 2" DEEP LAYER OF MULCH IN ALL PLANTING BEDS.

15.) MULCH SHALL BE 100% NATURAL FIR OR HEMLOCK, FINE GROUND, OF UNIFORM COLOR, FREE FROM DYES, WEED SEEDS, SAWDUST & SCRAP LUMBER FIBER, TRASH, INORGANIC MATERIAL OR ANY OTHER COMPOUND

16.) FERTILIZER SHALL BE A COMPLETE, BALANCED COMMERCIAL BRAND WITH COMPLETE CHEMICAL ANALYSIS SHOWN ON AN UNOPENED CONTAINER WHEN DELIVERED. FERTILIZER SHALL BE APPLIED AT RATES CONSISTENT WITH THE MANUFACTURER'S RECOMMENDATIONS AND SOIL TESTING LAB'S RECOMMENDATIONS.

17.) WORK AREAS TO BE KEPT NEAT AND ORDERLY AND FREE OF DEBRIS AND RUBBISH AT ALL TIMES DURING PROGRESS OF WORK. RAKE BEDS NEATLY TO AN EVEN FINE GRADE AROUND ALL PLANTS. ALL PAVED AREAS ARE TO BE CLEANED BY BROOM AND/OR WASHED AFTER EACH DAY'S WORK OR MORE FREQUENTLY AS REQUIRED. ALL PLANTING AREAS AND ADJACENT PAVED AREAS SHALL BE LEFT IN A NEAT AND CLEAN CONDITION UPON COMPLETION OF

18.) IF A DISCREPANCY EXISTS BETWEEN THE PLANT QUANTITIES ON THE PLANT SCHEDULE AND THOSE SHOWN ON THE PLAN THE QUANTITIES ON THE PLAN SHALL GOVERN.

19.) PROPOSALS FOR PLANT SUBSTITUTIONS, LOCATION ADJUSTMENTS, SOIL AMENDMENTS OR ANY VARIATIONS FROM THE APPROVED PLANS SHALL REQUIRE PRIOR APPROVAL BY THE RESPONSIBLE OFFICIAL.

20.) DRAINAGE: CONTRACTOR SHALL NOTIFY THE OWNER OF ANY LOW POINTS OR FORESEEN POOR DRAINING AREAS EXISTING ON-SITE AND PROVIDE CORRECTIVE DRAINAGE PLANS PRIOR TO COMMENCING LANDSCAPE WORK. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING POSITIVE DRAINAGE IN ALL FINISHED LANDSCAPE AREAS THAT ARE PART OF THIS SCOPE OF WORK. ALL POSITIVE DRAINAGE FROM LANDSCAPE AREAS SHALL BE DISCHARGED APPROPRIATELY AND SHALL NOT CREATE DRAINAGE PROBLEMS OFF-SITE OR IN OTHER AREAS OF THE PROJECT. FINISHED LANDSCAPE AREAS WITH PONDING WATER OR OTHER POOR DRAINAGE CONDITIONS SHALL BE CORRECTED

21.) LAWNS SHALL BE HYDROSEEDED WITH "SIGNATURE" AS SUPPLIED BY JB INSTANT LAWN OR APPROVED EQUAL. THE SEEDED AREA MUST BE PROTECTED BY A BARRIER WITH SIGNS THAT READ "KEEP OFF NEWLY SEEDED LAWN

22.) OWNER SHALL APPROVE PLANT MATERIAL & PLANTING BED LOCATION PRIOR TO INSTALLATION. ALLOW 24 HOURS MINIMUM NOTIFICATION FOR INSPECTION REQUEST. PLANT MATERIAL THAT HAS BEEN APPROVED FOR INSTALLATION SHALL BE PLANTED WITHIN 24 HOURS. INSTALLATION SHALL NOT BE CONDUCTED UNDER ADVERSE WEATHER CONDITIONS WITHOUT PRIOR APPROVAL OF THE RESPONSIBLE OFFICIAL. PLANT MATERIAL THAT CANNOT BE PLANTED WITHIN ONE DAY FOLLOWING ARRIVAL SHALL BE HEELED-IN, KEPT MOIST AND PROTECTED AT ALL TIMES FROM EXTREME WEATHER CONDITIONS. PLANTS SHALL BE STORED AT THE SOLE RESPONSIBILITY OF THE

23.) TREE PITS SHALL BE A MINIMUM OF TWO TIMES (2x) THE DIAMETER OF THE TREE'S ROOT MASS. ADDITIONAL AERATION MAY BE REQUIRED AS DIRECTED BY THE RESPONSIBLE OFFICIAL. ADD WATER TUBES TO THE TREE PLANTINGS IN PAVED AREAS.

24.) STREET TREES SHALL BE SYMMETRICAL AND UNIFORM IN APPEARANCE, SIZE AND STRUCTURE.

25.) STREET TREE AND SHRUB INSTALLATIONS SHALL CONFORM TO THE FOLLOWING GENERAL GUIDELINES:

A.) TREES SHALL NOT BE PLANTED IN LOCATIONS THAT COULD LEAD TO ROOTS DAMAGING SIDEWALKS OR CURBING, OR IN ANY OTHER LOCATION THAT MAY CAUSE A SAFETY CONCERN.

26.) PLANT MATERIALS SHALL BE GUARANTEED FOR A PERIOD OF TWO YEARS. PLANT MATERIAL THAT HAS LOST MORE THAN 30 PERCENT OF ITS NORMAL FOLIAGE SHALL BE REPLACED AT CONTRACTOR'S EXPENSE AS DIRECTED BY

27.) PROPOSED GRADING, SITE DEVELOPMENT, AND FENCING MAY BE LIMITED ON LOTS ABUTTING TRACT F IN ORDER TO PROTECT RETAINED TREES WHOSE CANOPIES EXTEND OVER INDIVIDUAL LOTS. ONLY HAND TOOLS WILL BE USED IN THE OUTER THIRD OF CANOPIES IF WORK IS REQUIRED.



SHEET *L2.31* 

PROJECT NUMBER *18204*